

INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round A

PROJECT NAME: The Meetinghouse at St. Peter

SITE LOCATION: 611 E. DeWald Street
Fort Wayne, IN 46803
Allen COUNTY

PROJECT TYPE: R

APPLICANT/OWNER: Finlay Development, LLC
Brian Parent
4300 Marsh Landing Blvd., Suite 101
Jacksonville Beach, FL 32250
(904) 280-1000

PRINCIPALS: Finlay Interests GP 1, LLC,
Christopher C. Finlay

OF UNITS AT EACH SET ASIDE:

60% of AMI: 10
50% of AMI: 21
40% of AMI: 9
30% of AMI: 0
Market Rate: 0

UNIT MIX

Efficiency: 0
One bedroom: 20
Two bedroom: 20
Three bedroom: 0
Four bedroom: 0
Total units: 40

TOTAL PROJECTED COSTS: \$5,226,120.00 **COST PER UNIT:** \$106,486.00

RHTCs REQUESTED: \$512,096.00 **RHTCs RECOMMENDED:** \$443,187.00

HOME FUNDS REQUESTED: \$0.00 **HOME FUNDS RECOMMENDED:** \$0.00

TRUST FUNDS REQUESTED: \$0.00 **TRUST FUNDS RECOMMENDED:** \$0.00

BIN: IN--02-04500 **HOME FUNDS AWARD #:**

TRUST FUNDS AWARD#:

SET ASIDE:

COMMENTS: Adaptive reuse of the historic St. Peter School will provide area seniors with an exercise room, a computer center, and community space for events and services.

R=Rehabilitation
A/R=Acquisition/Rehabilitation
NC=New Construction

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PROJECT NAME: Granton Place Apartments

SITE LOCATION: 1114 East 36th Street
Marion, IN 46953
Grant COUNTY

PROJECT TYPE: NC

APPLICANT/OWNER: Pioneer Development Services, Inc.
Terrence J. Keusch
3405 Oakton Circle
Greenwood, IN 46143
(317) 422-9389

PRINCIPALS: Granton Place, Inc.,
Alliant Capital Ltd.

OF UNITS AT EACH SET ASIDE:

60% of AMI: 8
50% of AMI: 21
40% of AMI: 9
30% of AMI: 2
Market Rate: 0

UNIT MIX

Efficiency: 0
One bedroom: 4
Two bedroom: 20
Three bedroom: 12
Four bedroom: 4
Total units: 40

TOTAL PROJECTED COSTS: \$3,185,100.00 **COST PER UNIT:** \$78,503.00

RHTCs REQUESTED: \$319,494.00 **RHTCs RECOMMENDED:** \$317,527.00

HOME FUNDS REQUESTED: \$0.00 **HOME FUNDS RECOMMENDED:** \$0.00

TRUST FUNDS REQUESTED: \$0.00 **TRUST FUNDS RECOMMENDED:** \$0.00

BIN: IN-02-04300 **HOME FUNDS AWARD #:**

TRUST FUNDS AWARD#:

SET ASIDE:

COMMENTS: This development will feature has exclusive outdoor amenities for the residents, which include private wooded surroundings and a picnic area. The owners have committed to an extensive package of services that will be highly beneficial to the residents.

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2002 Round A

PROJECT NAME: Duneland Village

SITE LOCATION: Gibson & 5th Ave
Gary, IN
Lake COUNTY

PROJECT TYPE: NC

APPLICANT/OWNER: Duneland Village Associates, L.P.
Polly Kinslowe
1101 Lucas Ave
St. Louis, MO 63101
(314) 621-3400

PRINCIPALS: MBA Development Corp.,
Polly Kinslowe

OF UNITS AT EACH SET ASIDE:

60% of AMI: 55
50% of AMI: 0
40% of AMI: 28
30% of AMI: 15
Market Rate: 33

UNIT MIX

Efficiency: 0
One bedroom: 10
Two bedroom: 67
Three bedroom: 43
Four bedroom: 11
Total units: 131

TOTAL PROJECTED COSTS: \$12,445,000.00 **COST PER UNIT:** \$95,000.00

RHTCs REQUESTED: \$750,000.00 **RHTCs RECOMMENDED:** \$743,662.00

HOME FUNDS REQUESTED: \$0.00 **HOME FUNDS RECOMMENDED:** \$0.00

TRUST FUNDS REQUESTED: \$0.00 **TRUST FUNDS RECOMMENDED:** \$0.00

BIN: IN-02-04400 **HOME FUNDS AWARD #:**

TRUST FUNDS AWARD#:

SET ASIDE:

COMMENTS: In conjunction with HUD HopeVI, this development replaces demolished public housing in the Miller Beach section of Gary. Lake Street is 2 blocks away and the district contains a collection of retail shops, institutions, and restaurants.

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